RESIDENTIAL FENCE INFORMATION

A building permit is not required for fences up to 72 inches in height and freestanding masonry walls up to 48 inches in height above the highest adjacent grade. However, fences exempt from a building permit must still comply with applicable local regulations and codes, including the Chula Vista Zoning Ordinance.   Please check with Planning staff on Zoning regulations applicable to fences.

Where and How High Can I Build My Fence?

Fences up to three and one-half (3½) feet in height may be maintained and located on any part of a lot, with the exception of corner lots, which cannot have fences, walls or hedges higher than three (3) feet in in the "sigh-vision triangle" (see figure A).

Fences and walls over three and one half (3½) feet in height are restricted to certain areas, of a lot as follows:

- Front and Exterior Side (Corner) Yards: Fences or walls between three and one half (3½) feet and six (6) feet in height must be located behind the required front and exterior side yard setbacks. (See exceptions for comer lots). Required setback distances can be obtained from the Planning Division.

- Interior (Typical) Side and Rear Yards: A fence or wall not more than six (6) feet in height may be located within a rear or interior side yard, provided it is behind the front setback. The fence or wall may be constructed at the property line, but it is the responsibility of the home owner to ensure that no part of the fence encroaches into the adjacent properties.

Fences in excess of six (6) feet are not permitted without the approval, of a Zone Variance from the Planning Division.

Are There Exceptions?

The maximum height of a fence made of wire mesh (admitting at least 90% of available light) may be increased for the purpose of enclosing tennis courts or other game areas through approval by the Planning Division.

On corner lots, if approved by Planning, fences and walls may be located within a required exterior side yard. Planning review shall consider adjacent driveways, traffic hazards and topographic differences to ensure the "sight-vision triangle" remains clear of any obstruction.

Are there Additional Design Requirements?
On the exterior sideyard of a corner lot, a masonry wall shall consist of decorative features and a fence shall be interspersed with masonry pilasters, a maximum of fifteen (15) feet apart to insure a pleasing and aesthetic effect to the adjacent areas. (Further design criteria can be acquired from the Planning Division)

Landscaping shall be required between the wall or fence and the sidewalk if said wall or fence is not located at the edge of a sidewalk. Additionally, if a fence sits atop a retaining wall and the retaining walls higher than three (3) feet, it is recommended that the fence be set back four (4) feet from the retaining wall and this setback area be planted to minimize the apparent bulk and overall height of the wall. (See figure B)

When is a Permit Required?
A building permit is required to construct a fence above six (6) feet or a freestanding masonry wall above four (4) feet in height above the highest adjacent grade. Retaining walls over three (3) feet also require a building permit.

> Note: Corner lots with a fence inside the exterior side yard setback require pilasters every 15 feet. These pilasters are treated as a masonry wall and will require a building permit if over 4 feet in height and more than 4 inches wide.

RESIDENTIAL FENCE INFORMATION

CITY OF
CHULA VISTA

Fiqure A

The sight-vision Triangle for corner lots is determined by drawing a line (A) approximately mid-way through the intersection of the setback lines and then drawing a second line (B) at a right angle to and three (3) feet out from this intersection. The area whithin this "triangle" must remain clear of vision obstructions, including earth obstructions, higher than 3 feet.
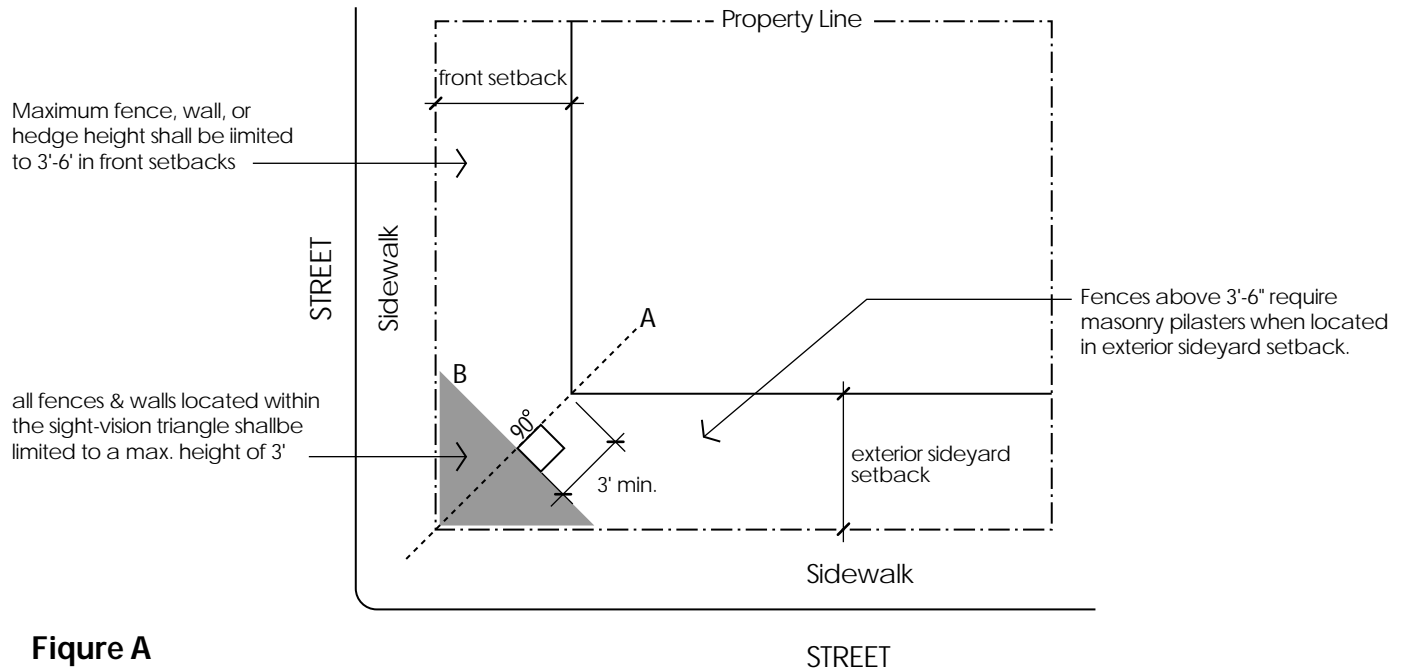
Property Line

front setback

Maximum fence, wall, or hedge height shall be limited to 3'-6' in front setbacks

STREET

Sidewalk

A

B

90°

Fences above 3'-6" require masonry pilasters when located in exterior sideyard setback.

all fences & walls located within the sight-vision triangle shallbe limited to a max. height of 3'

3' min.

exterior sideyard setback

Sidewalk

Fiqure A

STREET

Figure B

The combining of a conventional fence on top of a retaining wall can result in combined wall height that is not desirable. The combining of walls is generally discouraged. Where necessary, it shall be within the combined limits in the sketch below.
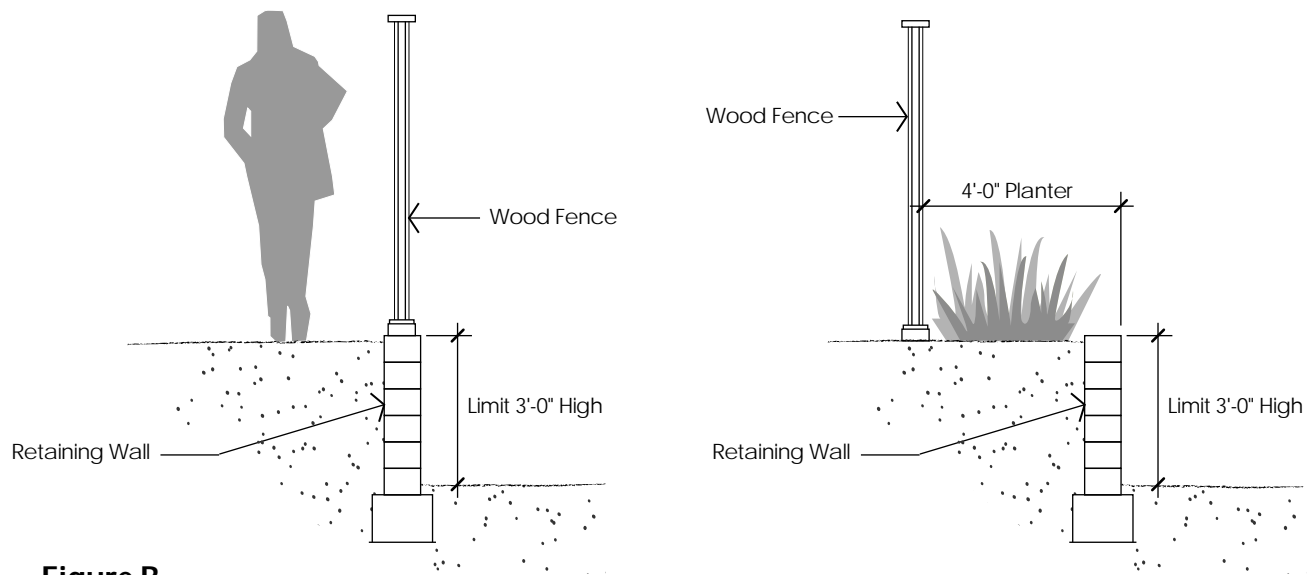
Wood Fence

Retaining Wall

Limit 3'-0" High

Wood Fence

4'-0" Planter

Retaining Wall

Limit 3'-0" High

Fiqure B

276 Fourth Avenue | Chula Vista | California | 91910 | (619) 691.5101

Form
RFI
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